

Development Permit in Beltline (Ward 8), 1216 - 8 Street SW, DP2019-3135

RECOMMENDATION:

1. That Calgary Planning Commission **APPROVE** the Development Permit (DP2019-3135) for New: Dwelling Units, Retail and Consumer Service (1 building) at 1216 - 8 Street SW (Plan 2011659, Block 85, Lot 41) with conditions (Attachment 2).

HIGHLIGHTS

- This development permit application proposes a new 25-storey mixed-use building with 230 dwelling units and retail uses at grade in the Beltline community.
- The proposal complies with the [Municipal Development Plan](#), [Centre City Plan](#) and [Beltline Area Redevelopment Plan](#).
- What does this mean to Calgarians? This development permit delivers at-grade retail uses and high-density housing in an established neighbourhood contributing to housing choice in the area, close to transit and existing city services.
- Why does this matter? This delivery of high-density housing in existing communities contributes to overarching planning policies and makes good use of existing City investment in existing City infrastructure.
- There is no previous Council direction in relation to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This application, in the Centre City Beltline community, was submitted by Zeidler Architecture on behalf of the landowner, Great West Life (GWL), on 2019 June 18. Further details of the applicant's submission, together with renderings and plans can be found in Attachment 3. The subject site is located on the northeast corner of 13 Avenue SW and 8 Street SW. A rear lane exists along the northern boundary of the site.

The proposal provides a quality public realm and activates the adjacent street and avenue, with retail development at grade and the design of the proposal pays a positive contribution to the Calgary skyline.

This development permit application was reviewed by the Urban Design Review Panel (UDRP) on 2019 July 10. UDRP were supportive of the proposal and their comments are included as Attachment 5.

The proposal aligns with relevant planning policy, a detailed planning evaluation of this application, including location maps, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☐ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

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Applicant-Led Outreach

As part of the review of the proposed development permit application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the Community Association was appropriate. The applicant determined that no outreach would be undertaken.

City-Led Outreach

In keeping with Administration's standard practices, this application was circulated to external stakeholders, notice posted on-site, and published online.

The Beltline Neighbourhood Association provided a letter in support on 2019 July 22 (Attachment 6).

Following Calgary Planning Commission, Commission's decision will be advertised in accordance with the Alberta *Municipal Government Act*.

IMPLICATIONS

Social

This development permit will provide high density housing choice in a location well served by services and transit.

Environmental

The applicant has committed to providing electric vehicle charging stations in the parkade, which supports Program 5 of the [Climate Resilience Strategy](#): Climate Mitigation Action Plan: Low or Zero-Emission Transportation Modes.

This report contains a prior to release condition requiring submission of Environmental Assessment reports to the satisfaction of Development Engineering (as noted in Attachment 1 and detailed in Attachment 2).

Economic

This high-density tall building represents an efficient use of land and infrastructure in an established centre city community. The development provides housing opportunity, supports local business, and provides employment opportunities within the community.

Service and Financial Implications

No anticipated financial impact

RISK

There are no known risks associated with this proposal.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Conditions of Approval
3. Applicant Submission
4. Development Permit Plans
5. Urban Design Review Panel Comments

**Planning & Development Report to
Calgary Planning Commission
2021 February 18**

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6. Neighbourhood Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform